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GREENVILLE CO. S.C.

BOOK 1450 PAGE 566

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

17 12 1978

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE HAMMOND

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four thousand two hundred twenty-four and 24/100 Dollars (\$ 4,224.24) due and payable

in thirty-six (36) equal, consecutive monthly installments of \$117.34, commencing December 22, 1978,

as stated in Note of even date herewith with interest thereon from date / at the rate of per centum per annum, to be paid:

AMOUNT ADVANCED \$3,200.00

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Virginia Avenue, being shown and designated as Lot 55 on a Plat of HIGHLAND, recorded in the RMC Office for Greenville County in Plat Book C, at Page 146, and having, according to said Plat, the following metes and bounds:

BEGINNING at a stake on the west side of Virginia Avenue, corner of Lot 54, and running thence along line of Lot 54, S 74-50 W, approximately 100 feet to a stake on the P and N right of way; thence with the said right of way, N 1-15 E, 80.6 feet to a pin, corner of Lot 56; thence with the line of Lot 56, N 74-50 E, approximately 75 feet to a stake on Virginia Avenue; thence along western side of said Avenue, S 15-10 E, 80 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Stella Engle Strickland, recorded June 25, 1974, in Deed Book 1001, at Page 728.

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OFFICE OF THE CLERK OF THE COURT
STATE TAX
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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